



Allocation Waiting List for Los Osos - 5/21/2013

Sandy Bean to: fmecham, bgibson, ahill, pteixeira, darnold

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Sent by: sandy bean <sandybeanemail@gmail.com>

Cc: JManson

History: This message has been forwarded.

In reference to the Item scheduled to be discussed 5/21/2013, regarding the Allocation Waiting List for Los Osos:

Dear Board of Supervisors,

I am writing this email in my own behalf, and in behalf of several clients I have encouraged through the years to pay to put their properties in San Luis Obispo County's Allocation Waiting List.

We would appreciate it very much if you could please add the following to public records:

When owners of Los Osos Lots submitted a deposit to place their vacant land on San Luis Obispo County's Allocation Waiting List, SLO County accepted non-refundable fees in exchange for a placement of Los Osos properties on a list that would become effective when the sewer building moratorium is lifted in the prohibition zone.

Property owners paid to put their vacant land on the list so they could apply to develop their properties according to the position on the list, to use the development fee (difference between the total fee paid and \$150 administrative fee) towards SLO County's development costs. When a purchaser paid for vacant land in Los Osos, a portion of the value given the Seller was predicated on the Buyer's acknowledgement that the Subject property is on this 'List'.

Los Osos property owners submitted deposits for their properties in good faith, over a period of many, many years. The list was initiated over 8-10-12 + years ago?

SLO County no longer intends to allow Los Osos vacant land owners to apply to develop when the sewer is constructed and the sewer moratorium is lifted, due to water availability constraints.

It would not be a fair (and perhaps illegal) practice for SLO County to refuse to return the portion of fees paid (all but \$150 administrative), to current property owners requesting a refund, if SLO County intends to deny development applications upon the end of the Los Osos Sewer Moratorium.

The form submitted with allocation payments specifically states the intent of exchanging fees paid for the placement on a list for properties in the 'Los Osos Moratorium Area'.

This is a very sensitive issue that requires much consideration.

SLO County and Los Osos Vacant Land owners need to find an equitable solution that is not considered payment for services that will no longer be provided upon the end of the Los Osos Sewer Moratorium, UNLESS the property owner is aware services will NOT be provided upon the removal of the Los Osos Sewer Moratorium, but until sometime AFTER said moratorium is lifted, with the property owner's acknowledgement and choice to remain on a development list. In THIS case, property owners wishing to remain on a development list should be put on a NEW

list that DOES NOT mention the Los Osos Sewer Moratorium. Mention of this item shows intent and needs to be seriously considered.

San Luis Obispo County should choose to give Los Osos vacant lot owners the choice to remain on a NEW allocation list or obtain the property's deposit back from the original list originated years before pertinent information surfaced that affected the intent of the formation of the original list (less the administration fee). There will be property owners that wish to remain on the list, with full knowledge that said list will be honored in the future when water issues for Los Osos allow additional development.

In the event San Luis Obispo County has a water plan in place (such as the current retrofit system, or community-wide conservation efforts), that can allow development to those properties currently on the Allocation Waiting List for Los Osos vacant properties in the Sewer Moratorium area, the existing list should remain as it was originally intended.

Sincerely,

Sandra Bean

YEAH!!! I'm gonna give you a quick rin